

September 24, 2003

MSP Redevelopment Project

The MSP Redevelopment Commission

MSP Redevelopment Project

Jefferson City, Missouri



September 22, 2003

MSP Redevelopment Project

DNR Green Building

Green Building Mon Sep 22 12:47:20 PM 2003



The State of Missouri . Division of Design & Construction

July 22, 2003

MSP Redevelopment Project

DNR Green Building



The State of Missouri . Division of Design & Construction

May 27, 2003

MSP Redevelopment Project

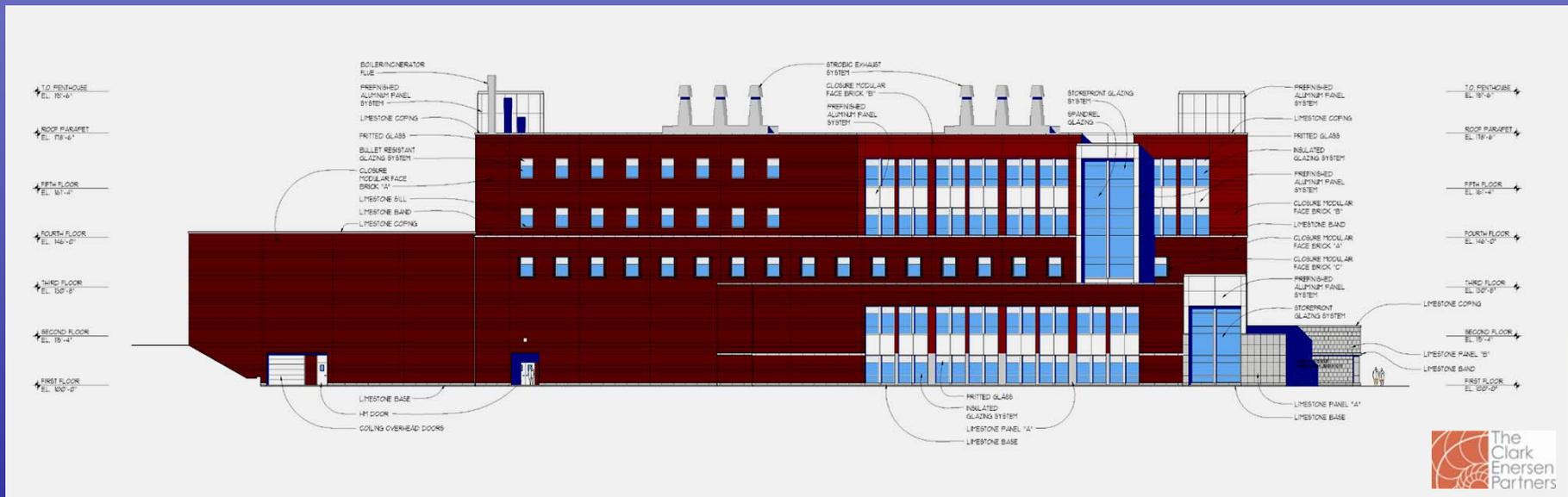
DNR Green Building

Green Building Tue May 27 9:56:19 AM 2003

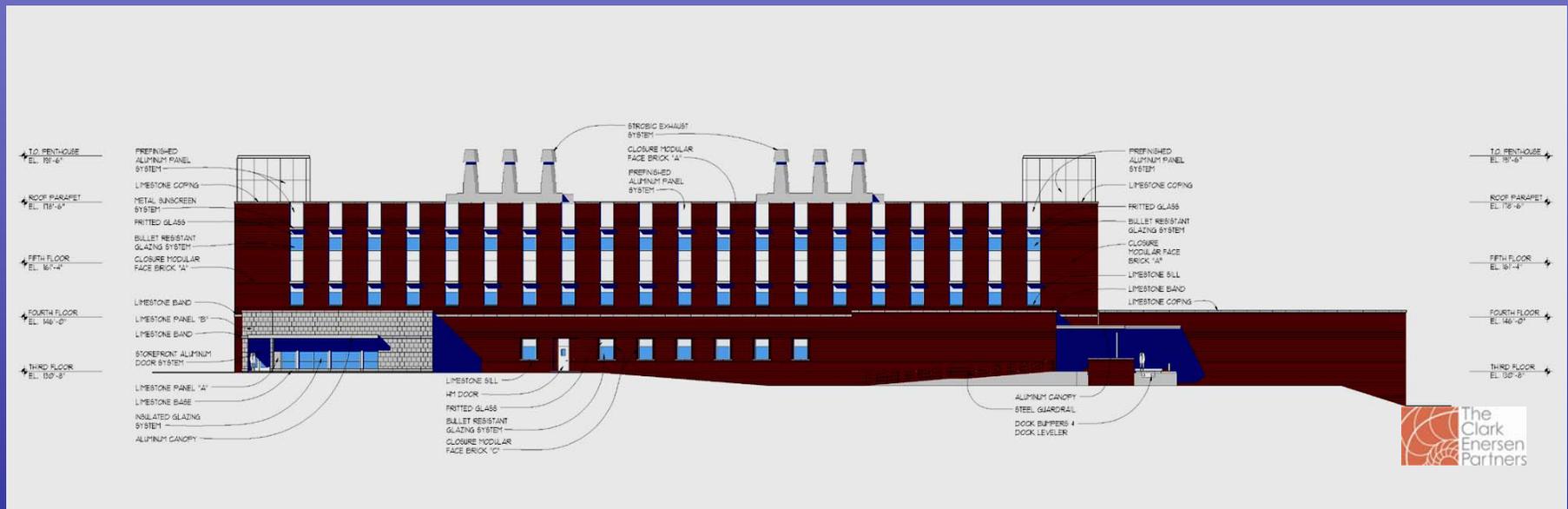


The State of Missouri . Division of Design & Construction

Missouri State Health Lab Building



Missouri State Health Lab Building



The Master Plan



The Master Plan



Framework Plan

MSP Redevelopment Project

The Master Plan



PARSONS HBA in association with
Development Strategies . Trivers Associates . TSi Engineering . William Tao & Associates . George Dickie Associates

The Next Steps

The Next Steps

Planning + Design



Archeological Investigations (Phase I & II)

- DNR Site - Completed
- Health Lab Site
- Remaining Redevelopment Site

Natural Resource Analysis

- Flora & Fauna
- Threatened & Endangered Species

Historic Designations

- Section 106 - Districts, Buildings & The Wall

Environmental Investigations (Phase I & II)

- DNR Site - Completed
- Health Lab Site
- Remaining Redevelopment Site

The Next Steps

The Next Steps

Planning + Design



Decommission Plan for Existing Facility

- De-mobilize Existing Infrastructure
- Demolition Phasing Plan (timeline / strategies)
- Site & Building Demolition Plan

- Demolition Materials Recycling
- Wall Stabilization
- Caretaker Status (Maintenance & Security)

Infrastructure Redevelopment Plan

- Develop Infrastructure Plan
- Infrastructure Implementation Plan
- Historic District Heating/Cooling

Site Improvements Plan

- On-site Road Plan
- Parking Plan
- Grading Plan
- Landscape Plan

The Next Steps

The Next Steps

Planning + Design



Implementation Strategies & Planning

- Site & Architectural Design Guidelines
- Delivery Systems Guidelines
 - Design / Build
 - Lease Purchase
 - Conventional
- Phasing Plan
- Facility Interim Use
- Public Access

Financial Guidelines & Planning

- Project Feasibility
- Development Fees
- Development Incentives
- Funding Sources & Strategies
- Revenue Generation Strategies

The Next Steps

The Next Steps

Implementation



Decommissioning of MSP Facility - Summer 2004

DOC Move to JCCC

MVE Move to JCCC & Other Locations

MSP Redevelopment Commission Actions

Mothball Buildings to be Retained

Disconnect Other Buildings from Utilities

General Maintenance

Boiler Plant Operation & Utility Services

Grounds keeping

Security

The Next Steps

The Next Steps

Implementation Planning



Summer 2004

Construction Projects Underway

DNR Green Building (Completion Fall 2004)

Health Lab (Completion Mid 2005)

Utility Infrastructure Projects

Environmental Abatement Projects

Agencies Occupying Parts of MSP Property

OA Surplus Property

DNR Greenhouse & Grounds keeping

MVE Storage / Warehousing

Questions & Answers

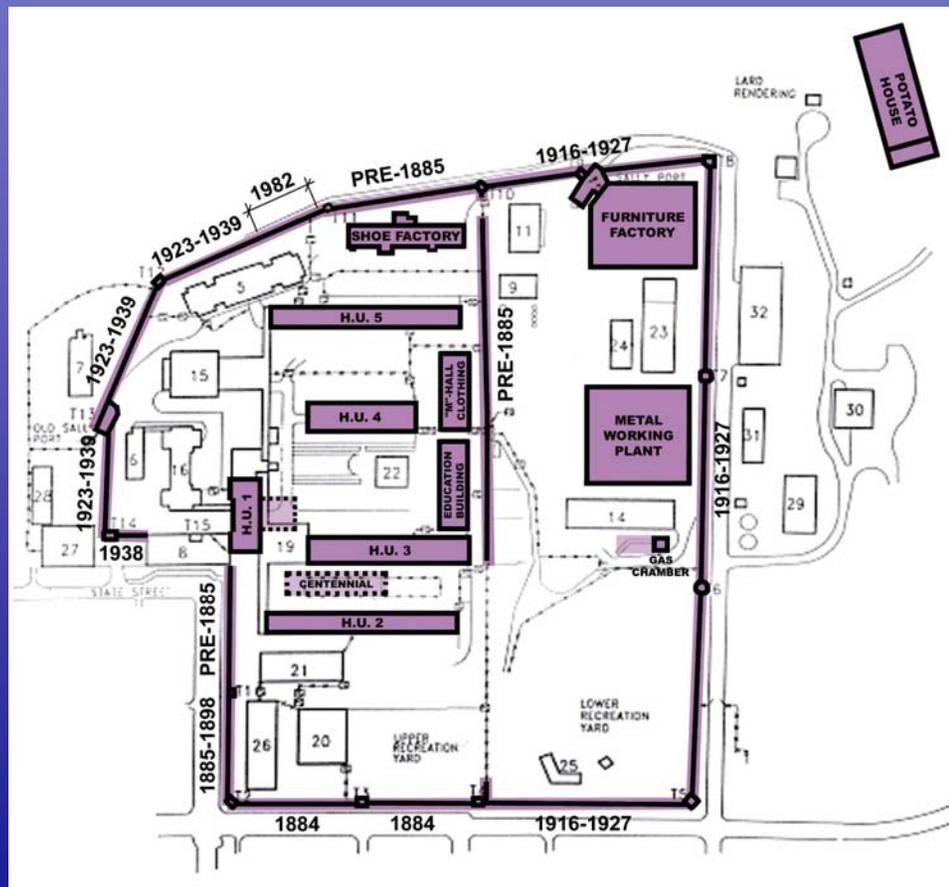


Questions & Answers



Architectural Elements

Buildings Analyzed



- Housing Unit 1
- Housing Unit 2
- Housing Unit 3
- Housing Unit 4
- Housing Unit 5
- Shoe Factory
- Furniture Factory
- Metal Working Plant
- Centennial Cells
- Gas Chamber
- Potato House
- Education Building & Maintenance Building
- Stone Walls